

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
SAVAGE TENTATIVE PARCEL MAP (TPM)
PDS2015-TPM-21221
PDS2015-ER-05-15-002

September 9, 2015

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The project will obtain its water supply from the Vista Irrigation District that obtains water from surface reservoirs or other imported sources. The project will not use any groundwater. Therefore, the project is exempt from the Groundwater Ordinance.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
---	--	--------------------------------	---

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
--	--	--------------------------------	---

The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
--	--	--------------------------------	---

The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
---	--	--------------------------------	---

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
--	--	--------------------------------	---

Discussion:

Wetland and Wetland Buffers: The Biological Resources Letter Report for the project, prepared by Vincent Scheidt dated August 2015, identified one poorly-defined swale along the western property boundary. The swale does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the swale is not considered a wetland habitat as defined by the San Diego County Resource Protection Ordinance (RPO) and the proposed project complies with Sections 86.604(a) and (b) of the RPO.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: Sensitive habitat lands include unique vegetation communities and/or habitat that are either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site as determined in the project Biological Resources Letter Report for the project dated August 2015. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County Staff Archaeologist, Heather Thompson. A Cultural Resource Report dated July 23, 2015, determined that the property does not contain any archaeological/ historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

The project Storm Water Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Staff has reviewed the project subdivision TPM-21221 and noise information received on August 20, 2015. The project is three parcel subdivision located in the North County Metro Community Plan area. The site is located approximately 330 feet to the south of Monte Vista Road and would take access from the Greenbush Lane intersection. The project is subject to the County Noise Element which requires an exterior noise level threshold of 60 dBA CNEL for single family residences. Based on the County General Plan Update 2050 SANDAG Series 12, the nearby roadway is anticipated to have future traffic of approximately 25,000 ADT. This roadway segment would be screen by intervening topography and two rows of existing homes/structures. Noise attenuation by distance, barrier attenuation from the existing two rows of buildings/homes, and intervening topography would adequately reduce future traffic noise levels. Based on these existing site features, staff does not anticipate noise level to exceed the 60 dBA CNEL requirement at the ground level of the proposed subdivision. Additionally, the project related traffic contributions to nearby roadways would not create any off-site direct and/or cumulative noise impacts. General Plan Noise Element conformance is demonstrated. To ensure any second story habitable rooms are in conformance of the Noise Element, an interior noise assessment will be required prior to issuance of any building permits. This would require the dedication of a Noise Restriction Easement which would require additional noise features (if needed) such as window and door improvements demonstrating interior sound levels are met pursuant to the County Noise Element.

The project is also subject to temporary construction noise requirements. The County Noise Ordinance, Section 36.408 allows an eight-hour average 75 dBA sound level limit at the boundary of an occupied structure for the operations of construction equipment. Although existing residences are currently surrounding the site, no equipment other than a dozer would be used for rough grading. Each lot would be graded individually and would take approximately two days to complete the rough grade. No materials processing and no blasting would occur on-site. Based on this information provided by the applicant, temporary construction noise levels would not exceed the 75 dBA eight-hour average sound level requirement.